

MORTGAGE OF REAL ESTATE
GREENVILLE COUNTY, S. C.

BOOK 1502 PAGE 28

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

JUN 24 AM '80 MORTGAGE OF REAL ESTATE
JOHN W. GERSLEY WHOM THESE PRESENTS MAY CONCERN:
PUBLIC

WHEREAS, CHARLES E. PARKS AND EUNICE T. PARKS

(hereinafter referred to as Mortgagor) is well and truly indebted unto BANK OF GREER

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Thirteen Thousand Eight Hundred and No/100-----

Dollars (\$ 13,800.00) due and payable

In monthly installments of Two Hundred Sixty-Three and 89/100 (\$263.89) commencing June 1, 1980, and Two Hundred Sixty-Three and 89/100 (\$263.89) on the first day of each and every month thereafter until paid in full.

with interest thereon from date hereof at the rate of Seventeen per centum per annum, to be paid Monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, and being known and designated as Lot No. 76, Wellington Green, on a plat recorded in the REC Office for Greenville County, South Carolina, in Plat Book YY at Page 29.

This mortgage is subordinated and junior to that mortgage given to First Federal Savings & Loan Association, which mortgage is recorded in the REC Office for Greenville County, South Carolina in Mortgage Book 1353, at page 458, recorded November 13, 1975.

Derivation: J. C. Hatfield, et al, Deed Book 1027, at page 246, recorded November 13, 1975.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises herein above described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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